



Oakland Housing
Authority

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website www.oakha.org

Monday, March 23, 2026
6:00 PM

Zoom Information

1. **Pledge of Allegiance**
2. **Roll Call**

Commissioner Montgomery joined the meeting remotely due to reasonable accommodations/disability teleconferencing circumstances. Commissioner Montgomery joined the meeting at 6:18 pm.

Present - Chairperson Anne Griffith, Commissioner Vice-Chairperson Gregory Hartwig, Commissioner Lynette Jung-Lee, Commissioner Janny Castillo, Commissioner Barbara Montgomery, Commissioner William Mayes, Commissioner Carla Dartis.

3. **Approval of Minutes**

- 3.1 Approval of the minutes for the February 23, 2026 regular Board of Commissioners meeting.

Attachments:

[DRAFT Minutes For The February 23, 2026 Regular Board of Commissioners Meeting](#)

Commissioner Dartis moved to Approve which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Chairperson Anne Griffith, Vice-Chairperson Gregory Hartwig, Lynette Jung-Lee, William Mayes, Carla Dartis
Nayes - 0: None
Abstain-1: Janny Castillo
Excused - 1: Barbara Montgomery

4. Recognition of people wishing to address the Commission

There were no people wishing to address the Commission.

5. Old or Unfinished Business

There was no old or unfinished business.

6. Modifications to the Agenda

There were no modifications to the Agenda.

7. New Business

- 7.1 Adopt a resolution authorizing the Executive Director to submit the Fiscal Year 2027 Making Transitions Work Annual Plan and Certifications of Compliance to the United States Department of Housing and Urban Development.

Attachments:

[Staff Report - Fiscal Year 2027 Making Transitions Work Annual Plan](#)
[FY 2027 MTW Plan Board Presentation](#)
[Final Fiscal Year 2027 MTW Annual Plan](#)
[Certification of Compliance 2027](#)
[Resolution to Adopt the FY 2027 MTW Plan](#)
[Resolution 5449](#)

Director of Planning Implementation and Compliance, Nicole Thompson, and Melissa Benik, Senior Policy Analyst, presented this item to adopt a resolution authorizing the Executive Director to submit the Fiscal Year 2027 Making Transitions Work (MTW) Annual Plan and Certifications of Compliance to the United States Department of Housing and Urban Development (HUD).

Ms. Thompson explained that, as discussed at the February 23, 2026 Board of Commissioners meeting, the Oakland Housing Authority is proposing new MTW activities, including a Direct Rental Assistance Program, investments in rehabilitation and development of over 1,650 units, expanded education partnerships, enhanced health initiatives including a potential mobile unit, and new tools to improve resident safety and engagement. She reported that staff met HUD submission requirements and conducted a public comment period from February 13 to March 16, 2026, receiving one supportive comment regarding services for human trafficking survivors. Notice was provided via the Oakland Housing Authority's website, the Oakland Tribune, and stakeholder outreach, and a public hearing was held on February 23, 2026. The draft was also presented to the Resident Advisory Board on February 18 and March 11, 2026. Minor edits and added detail to the Single Fund Flexibility Program, including exploring a partnership with AC Transit for student transit access, were noted.

There were no questions from the Commissioners.

Commissioner Mayes moved to Approve item 7.1 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 6: Chairperson Anne Griffith, Vice-Chairperson Gregory Hartwig, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 1: Barbara Montgomery

Absent - 0:

- 7.2 Adopt a resolution approving the 2026 Administrative Plan for the Housing Choice Voucher Program.

Attachments:

[Staff Report - 2026 Administrative Plan for the Housing Choice Voucher Program](#)

[Admin and ACOP Presentation](#)

[Resolution to Adopt the 2026 Admin Plan](#)

[Resolution 5450](#)

Director of Planning Implementation and Compliance, Nicole Thompson, and Melissa Benik, Senior Policy Analyst, presented this item to adopt a resolution approving the 2026 Administrative Plan for the Housing Choice Voucher Program.

Ms. Thompson explained that three proposed modifications apply to both the Housing Choice Voucher Administrative Plan and the Admission and Continued Occupancy (ACOP), with one additional change to the Administrative Plan. She reported that public notice and outreach were completed, the Resident Advisory Board reviewed the drafts, and a public hearing was held at the February 23, 2026 Board of Commissioners meeting. The proposed updates include allowing referrals from grant partners, adding a waitlist preference for Emergency Housing Voucher families, clarifying the reasonable accommodation policy, and revising the utility billing policy to expand housing options while maintaining compliance and oversight.

Staff answered questions regarding the topic of proposed utility meter policy change.

Vice-Chairperson, Gregory Hartwig moved to Approve item 7.2 which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 7: Chairperson Anne Griffith, Vice-Chairperson Gregory Hartwig, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 7.3 Adopt a resolution approving the 2026 Admission and Continued Occupancy Policy for the Public Housing program

Attachments:

[Staff Report -2026 Admission and Continued Occupancy Policy for the Public Housing Program](#)
[Resolution to Adopt the 2026 ACOP](#)
[Resolution 5451](#)

Director of Planning Implementation and Compliance, Nicole Thompson, and Melissa Benik, Senior Policy Analyst, presented this item to adopt a resolution approving the 2026 Admission and Continued Occupancy Policy (ACOP) for the Public Housing program.

Ms. Thompson explained that pursuant to Activity 11-05 waiver authority, staff proposed revisions to the ACOP to formalize Partner Referral Programs, allowing referrals from Board-approved organizations supporting anti-trafficking and hospital-to-home initiatives, and to establish a preference for Emergency Housing Voucher families at risk of losing assistance in order to prevent homelessness. She noted that staff also clarified the reasonable accommodation policy to improve clarity and reduce redundancy. Ms. Thompson reported that public outreach included notice in the Oakland Tribune, stakeholder communications, and online availability of the draft, with presentations to the Resident Advisory Board on February 18 and March 11, 2026, and a public hearing held on February 23, 2026; no public comments were received.

There were no questions from the Commissioners.

Commissioner Dartis moved to Approve item 7.3 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 7: Chairperson Anne Griffith, Vice-Chairperson Gregory Hartwig, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

7.4 Unaudited Financial Report for 2nd Quarter Fiscal Year 2026 (Q2'26)

Attachments:

[Staff Report - Unaudited Financial Report for 2nd Quarter Fiscal Year 2026 FY 2026 2nd Quarter Financial Status Report](#)

Director of Finance, Victor Madamba, presented the Unaudited Financial Report for 2nd Quarter Fiscal Year 2026.

Mr. Madamba explained that the Second Quarter FY 2026 financial results show total operating revenue at approximately 3% below budget, with Housing Choice Voucher (HCV) subsidy and administrative fee revenue slightly under projections, primarily due to lower utilization. Affiliates cost allocation reimbursements and

investment income was also below budget. Total operating expenses were similarly 3% below budget, with HAP expenses slightly above projections, administrative and tenant services expenses below budget, and maintenance, operations, and protective services trending higher. General expenses were below budget due to lower insurance premiums and operating subsidy utilization. Non-operating expenses included higher depreciation and lower capital outlay than anticipated. Overall, the Oakland Housing Authority reported a modest net operating surplus and stable cash flow for the period.

Staff answered questions on topics of projected year-end revenue, HCV expenditures and port-outs, administrative and staffing costs, maintenance and operations expenses, protective services, and capital outlay trends.

- 7.5 Adopt a resolution authorizing the Executive Director to execute a contract through noncompetitive negotiation with Alameda County Social Services Agency for Building Bridges: California Work Opportunity and Responsibility to Kids (CalWORKs) program to serve low-income formerly homeless families with children, for a new three year contract, with two one-year option terms for a total amount not to exceed \$750,000.

Attachments:

[Staff Report - California Work Opportunity and Responsibility to Kids \(CalWORKs\) Presentation - CalWORKs Program](#)
[Resolution Building Bridges CalWORKs with Alameda County Social Services Agency](#)
[Resolution 5452](#)

Director of Housing Opportunities, Trevor Auser, and Assistant Director of Housing Opportunities, Teela Carpenter, presented this item to adopt a resolution authorizing the Executive Director to execute a contract through noncompetitive negotiation with Alameda County Social Services Agency for Building Bridges: California Work Opportunity and Responsibility to Kids (CalWORKs) program to serve low-income formerly homeless families with children.

Mr. Auser explained that the CalWORKs program provides temporary housing subsidies and supportive services for up to 30 formerly homeless families with children for a 24-month period. Alameda County Social Services coordinates referrals and supportive services, while providers such as Abode Services, East Oakland Community Project, and Building Futures for Women and Children manage casework. The Oakland Housing Authority administers eligibility, inspections, and subsidy payments using MTW flexibility. The program aligns with departmental goals of increasing housing choices, sustaining affordable housing leadership, and supporting families toward long-term self-sufficiency. Funding is contingent on Alameda County Social Services providing housing search and tenancy- sustaining services, including landlord mediation, life skills, budgeting, financial literacy, and mental health support.

Staff answered a question on the topic of CalWORKs program subsidy duration and potential extensions for families after the two-year period.

Commissioner Dartis moved to Approve item 7.5 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 7: Chairperson Anne Griffith, Vice-Chairperson Gregory Hartwig, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

7.6 California Assembly Bill (AB) 2561 Employment Vacancy and Retention Presentation

Attachments:

[Staff Report - California Assembly Bill \(AB\) 2561](#)

[Presentation - California Assembly Bill \(AB\) 2561](#)

Senior Director of Human Resource and Employee experience, Drew Felder, gave a presentation on California Assembly Bill (AB) 2561 Employment Vacancy and Retention.

Mr. Felder explained that he was presenting the annual AB2561 report, required by California Government Code 3502.3, to provide transparency on workforce vacancy, recruitment, and retention data prior to the budget. He reviewed agency-wide and bargaining unit-specific vacancy trends, noting improvements in senior management, professional, and trades positions, while some clerical positions showed higher vacancies. He outlined the recruitment process, highlighting areas for efficiency and noting that the average time from requisition to onboarding is now 128 days, nearly 70 days faster than the Bay Area average. Mr. Felder also addressed hiring success rates, retention improvements, compensation updates, and voluntary resignation trends. He discussed ongoing initiatives to enhance competency-based hiring, professional development, employee engagement, recognition programs, and tuition reimbursement to support workforce growth, internal advancement, and alignment with the agency's mission.

Staff answered a question on the topic of which jobs were included under OPEIU Local 29.

8. Consent Agenda

There were no items on the Consent Agenda.

9. Written Communications Departments' Monthly Report

9.1 Written Communications Departments' Monthly Reports

Attachments:

[01 - Family and Community Partnerships](#)

[02 - Leased Housing](#)

- 03 - Office of Property Operations
- 04 - Capital Improvements Department
- 05- Office of Real Estate Development
- 06 - Asset Management

Secretary, Patricia Wells, briefed the Commissioners on the Written Communications Departments' Monthly Reports.

10. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

10.1 Journey Home Breakfast - February 27, 2026

Attachments:

[Journey Home Breakfast](#)

Secretary, Patricia Wells, briefed the Commissioners on the Journey Home Breakfast which took place on February 27, 2026.

10.2 2026 NAHRO Washington DC Conference: March 8, 2026 - March 11, 2026

Attachments:

[2026 NAHRO Washington DC Conference](#)

Secretary, Patricia Wells, briefed the Commissioners on the 2026 NAHRO Washington DC Conference which took place from March 8, 2026 to March 11, 2026.

10.3 21st Century Road to Housing Act

Attachments:

[21st Century Road to Housing Act](#)

Secretary, Patricia Wells, briefed the Commissioners on the 21st Century Road to Housing Act.

11. Reports of Commission Committees

There were no reports of Commission Committees.

12. Announcements by Commissioners

There were no announcements by Commissioners.

13. Adjournment to Closed Session

Commissioner Mayes moved to Approve adjournment to Closed Session which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 7: Chairperson Anne Griffith, Vice-Chairperson Gregory Hartwig, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

14. Closed Session

14.1 Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:

One potential case

15. Adjournment

Vice-Chairperson Gregory Hartwig moved to Approve adjournment which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 7: Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None



Anne Griffith, Chair of the Board



Patricia Wells, Secretary/Executive Director